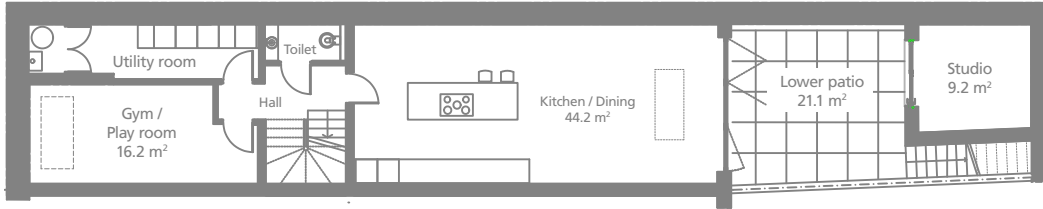


Granard House

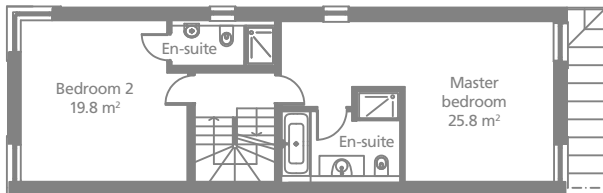
Lower Ground Floor



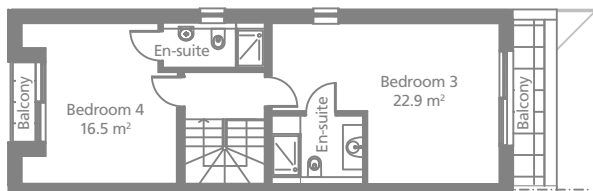
Ground Floor



First Floor



Second Floor



Lower Ground Floor	Max size
Kitchen/Dining	44 m ² (10.0 x 4.4m)
Gym/Playroom	16.2 m ² (2.7 x 6.3m)
Utility	9.2 m ² (6.3 x 1.5m)
Toilet	2.1 m ² (2.1 x 1.0m)
Hall	8.6 m ² (3.5 x 3.0m)
Studio	9.2 m ² (3.1 x 3.0m)
Total Floor Area	89.3 m² / 961.2 ft²
Patio	21.1 m ² (4.8 x 4.4m)

Ground Floor	Max size
Living room	33.4 m ² (7.5 x 4.4m)
Home office / Reception	10.9 m ² (4.6 x 2.8m)
Toilet	2.1 m ² (2.1 x 1.0m)
Hall	13.7 m ² (3.5 x 3.0m)
Total Floor Area	60.1 m² / 646.9 ft²
Terrace	12.2 m ² (5.5 x 2.4m)
Garden, Timber deck & walkways	45 m ² (8.2 x 5.2m)

First Floor	Max size
Master bedroom	25.8 m ² (7.5 x 4.4m)
Master ensuite	6.6 m ² (3.2 x 2.3m)
Bedroom 2	19.8 m ² (4.6 x 4.4m)
Bedroom 2 ensuite	3.6 m ² (2.8 x 1.2m)
Landing	6.6 m ² (3.0 x 2.2m)
Total Floor Area	62.4 m² / 671.7 ft²

Second Floor	Max size
Bedroom 3	22.9 m ² (6.3 x 4.4m)
Bedroom 3 ensuite	4.3 m ² (2.5 x 1.7m)
Bedroom 4	16.5 m ² (4.4 x 4.3m)
Bedroom 4 ensuite	3.6 m ² (2.8 x 1.2m)
Landing	6.6 m ² (3.0 x 2.2m)
Total Floor Area	53.9 m² / 580.2 ft²

Total House Area **290 m² / 3,121.5 ft²**
(approx)

Balcony Bedroom 3	4.0 m ² (4.4 x 0.9m)
Balcony Bedroom 4	1.6 m ² (2.2 x 0.8m)

N.B. Denotes maximum measure